

048.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
899,100 / 899,100

USE VALUE:

899,100 / 899,100

ASSESSED:

899,100 / 899,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55-57		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ANAMATEROS HARRY	
Owner 2: ANAMATEROS CHARLES	
Owner 3:	

Street 1: 57 MAYNARD ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv: Cntry:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 5,070 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2553 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5070		Sq. Ft.	Site		0	80.	1.13	1									457,679						457,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							34260
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

PREVIOUS ASSESSMENT										Parcel ID	048.0-0005-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	104	FV	437,100	4400	5,070.	457,700	899,200	899,200	Year End Roll	12/18/2019	
2019	104	FV	338,900	4400	5,070.	486,300	829,600	829,600	Year End Roll	1/3/2019	
2018	104	FV	338,900	4400	5,070.	354,700	698,000	698,000	Year End Roll	12/20/2017	
2017	104	FV	317,400	4400	5,070.	308,900	630,700	630,700	Year End Roll	1/3/2017	
2016	104	FV	317,400	4400	5,070.	263,200	585,000	585,000	Year End	1/4/2016	
2015	104	FV	282,100	4400	5,070.	257,400	543,900	543,900	Year End Roll	12/11/2014	
2014	104	FV	282,100	4400	5,070.	211,700	498,200	498,200	Year End Roll	12/16/2013	
2013	104	FV	293,800	4400	5,070.	201,400	499,600	499,600		12/13/2012	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
ANAMATEROS MARG	30942-108		12/9/1999	Convenience	1 No No
	21445-148		9/1/1991		1 No No A

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
										2/7/2020	Mail Update	MM	Mary M		
										11/10/2018	MEAS&NOTICE	HS	Hanne S		
										2/23/2009	Meas/Inspect	163	PATRIOT		
										3/22/2000	Inspected	264	PATRIOT		
										3/3/2000	Measured	197	PATRIOT		
										8/17/1993		KT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	OF=SINK IN BMT.										
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	4 - Vinyl			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Fair											
Roof Struct:	2 - Hip			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 2										
Color:	YELLOW			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:		Rating:		Other										
GENERAL INFORMATION				WSFlue:		Rating:		Upper										
Grade:	C - Average			CONDOS INFORMATION				Lvl 2										
Year Blt:	1923	Eff Yr Blt:		Location:		Total Units:		Lvl 1										
Alt LUC:		Alt %:		Floor:				Lower										
Jurisdct:		Fact: .		% Own:				Totals	RMS:	10	BRs:	4	Baths:	2	HB			
Const Mod:				Name:														
Lump Sum Adj:				DEPRECIATION														
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRs	FL						
Avg Ht/FL:	STD			Functional:				Interior:	2	5	2							
Prim Int Wall:	2 - Plaster			Economic:				Additions:										
Sec Int Wall:		%		Special:				Kitchen:										
Partition:	T - Typical			Override:				Baths:										
Prim Floors:	3 - Hardwood			Total:	31	%		Plumbing:										
Sec Floors:		%		CALC SUMMARY				Electric:										
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	170.00	COMPARABLE SALES				Heating:								
Subfloor:				Size Adj.:	1.10971975	Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Const Adj.:	0.98980200													
Electric:	3 - Typical			Adj \$ / SQ:	186.728													
Insulation:	2 - Typical			Other Features:	103300													
Int vs Ext:	S			Grade Factor:	1.00													
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000													
Heat Type:	5 - Steam			NBHD Mod:														
# Heat Sys:	2			LUC Factor:	1.00													
% Heated:	100			Adj Total:	633358													
Solar HW:	NO	Central Vac: NO		Depreciation:	196341													
% Com Wall		% Sprinkled:		Depreciated Total:	437017													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 048.0-0005-0008.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		118X18	A	AV	1923		22.72	T	40	104			4,400		
More: N				Total Yard Items:				4,400	Total Special Features:							Total:	4,400	
SKETCH																		
SUB AREA																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
SFL	Second Floor	1,190	186.730	222,207	UAT	100	FLA	100	A									
FFL	First Floor	1,094	186.730	204,281														
BMT	Basement	1,083	56.020	60,668														
OPP	Open Porch	376	20.680	7,774														
UAT	Upper Attic	269	130.710	35,128														
Net Sketched Area: 4,012				Total:	530,058													
Size Ad	2284	Gross Are	4818	FinArea	2553													
IMAGE																		
AssessPro Patriot Properties, Inc																		